

# City of Seattle

## ENVIRONMENTAL CHECKLIST

### *Purpose of Checklist:*

The State Environmental Policy Action (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### *Instructions for Applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write “do not know” or “does not apply.” Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about permanent regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### *Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered “does not apply.” In addition, complete the Supplemental Sheet for Nonproject Actions (part D).

For nonproject actions, the references in the checklist to the words “project”, “applicant”, and “property or site” should be read as “proposal”, “proposer”, and “affected geographic area”, respectively.

### **A. BACKGROUND:**

#### **1. Name of proposed project, if applicable:**

2005 Comprehensive Plan Amendments

#### **2. Name of Applicant:**

City of Seattle

**3. Address and phone number of applicant and contact person:**

Mark Troxel  
City of Seattle Department of Planning and Development  
700 Fifth Avenue, #2000  
PO Box 34019  
Seattle, Washington 98124-4019  
206-615-1739

**4. Date checklist prepared:**

June 2005

**5. Agency requesting checklist:**

City of Seattle Department of Planning and Development

**6. Proposed timing or schedule (include phasing if applicable):**

The amendments will be discussed and considered by the City Council in August and September 2005.

**7. Do you have any plans for future additions, expansions, or further activities related to or connected with this proposal? If yes, explain:**

This proposal is for a nonproject action with no directly related plans for future physical expansions or activities. In the future, the City will continue to engage in comprehensive and project-specific planning activities, many of which will address topics identified in the Comprehensive Plan.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:**

None. The City prepared SEPA analyses prior to the initial adoption of the City's current Comprehensive Plan in 1994, prior to amendments made pursuant to the annual update cycle, and prior to the ten-year Comprehensive Plan update in 2004, but those analyses are only indirectly related to this proposal.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:**

The proposed Comprehensive Plan amendments are relevant to the entire city, within which are numerous applications pending for governmental approvals.

**10. List any governmental approvals or permits that will be needed for your proposal, if known:**

The proposed amendments will require approval by the City Council prior to their adoption.

11. **Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site.**

The proposal consists of several amendments to the Comprehensive Plan, as summarized below, and described in legislation before the Seattle City Council (the Ordinance).

**Neighborhood Business District Strategy (NBDS)**

**Expansion of Existing Businesses.** The proposed amendment to the Land Use Element will remove language allowing the expansion of existing businesses beyond maximum size limits applicable to new businesses. (See Attachment 1 to the Ordinance.) This change reflects new maximum size limits promulgated under legislation amending the Commercial Chapter of the Land Use Code (Chapter 23.45 SMC) that apply the same maximum size limits to uses whether they are new or already existing. Potential environmental impacts of the NBDS legislation were analyzed under a Decision and Analysis (Determination of Nonsignificance) dated April 7, 2005.

**Changes to Accommodate Downtown Portion of Center City Strategy**

The Neighborhood Planning Element is amended to amend goals and policies for Downtown resulting from a review of potential changes to the Downtown Chapter of the Land Use Code (Chapter 23.49 SMC). (See Attachment 2 to the Ordinance.) Potential environmental impacts of the Downtown were considered in a Final Environmental Impact Study issued by the Department of Planning and Development on January 6, 2005.

**South Wallingford Neighborhood Plan Elements**

The proposed amendments adds the following new goals and policies applicable to the South Wallingford Neighborhood (See Attachment 3 to the Ordinance.):

- W-P4** Use Wallingford Neighborhood Design Guidelines for reviewing commercial and multi-family development to encourage design that is consistent with the neighborhood's character, while maintaining and promoting a vital business community.
- W-G7** A neighborhood south of N/NE 40<sup>th</sup> St. which respects the residents' desire for a pedestrian-friendly neighborhood, with strong connections to the Wallingford Urban Village and to public spaces along the shoreline, while maintaining the viability of the existing marine-industrial and commercial activities.
- W-P30** Maintain the shoreline's marine industrial zoning in order to preserve the water-dependent use and the working waterfront character of the Wallingford shoreline.
- W-P31** Provide opportunities for small, pedestrian-oriented businesses in South Wallingford while preserving the economic vitality of existing businesses and opportunities for their reasonable redevelopment.

- W-P32** Pursue opportunities to provide public access between the residential community and the shoreline area.
- W-P33** Strive to preserve existing views of Lake Union and Downtown Seattle from viewpoints and parks.
- W-P34** Control impacts of regional traffic on South Wallingford's residential, commercial and recreational areas.
- W-P35** Work to enhance bicycle and pedestrian access between the upland portion of the neighborhood and the Burke-Gilman Trail and shoreline.

#### **Rainier Beach Residential Urban Village**

The Urban Village Element and Urban Village Figure 1 are amended to incorporate areas surrounding the Henderson Street Sound Transit station into the Rainier Beach Residential Urban Village. (See Attachment 4 to the Ordinance.) Any future rezones or redevelopment of the additional areas to be included within the Rainier Beach Residential Urban Village will be subject to appropriate environmental review.

#### **Objective Criteria for Evaluating Urban Village Designations**

Amend Urban Village Element policies UV25 and UV 29 to incorporate objective criteria for designating Hub Urban Villages and Residential Urban Villages. (See Attachment 5 to the Ordinance.) The amendments document current criteria established by Council Resolution 29232.

#### **Transportation Element and Transportation Strategic Plan**

The Transportation Element of the Comprehensive Plan is amended to clarify the relationship of the Transportation Strategic Plan to the Comprehensive Plan, and to describe street types and street classifications. (See Attachment 6 to the Ordinance.)

#### **Litter and Graffiti in the Environmental Element**

The Environmental Element is amended to add new language regarding litter and graffiti. (See Attachment 7 to the Ordinance.)

#### **Correcting Minor Errors in Urban Village Appendix A**

Appendix A to the Urban Village Element is amended to correct minor errors. (See Attachment 8 to the Ordinance.)

12. **Location of the proposal.** Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The amendments would affect the City's Comprehensive Plan, which pertains to the entire City.

**B. ENVIRONMENTAL ELEMENTS:**

**1. Earth**

- a. **General description of the site: (circle one) Flat, rolling, hilly, steep slopes, mountainous, other:**
- Not applicable.
- b. **What is the steepest slope on the site (approximate percent slope)?**
- Not applicable.
- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**
- Not applicable.
- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**
- Not applicable.
- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**
- Not applicable.
- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**
- No.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
- Not applicable.
- h. **Proposed measures to reduce or control erosion, other impacts to the earth, if any:**

None.

**2. Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood, and smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

No measures are proposed.

**3. Water**

**a. Surface**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Not applicable.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

Not applicable.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

**b. Ground**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example, domestic sewage, industrial, containing the following chemicals... agricultural, etc). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

**c. Water Runoff (including storm water)**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

None proposed.

**4. Plants**

- a. Check or circle types of vegetation found on the site:**

☐ deciduous tree: alder, maple, aspen, other  
☐ evergreen tree: fir, cedar, pine, other  
☐ shrubs  
☐ grass  
☐ pasture  
☐ crop or grain  
☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other  
☐ water plants: water lily, eelgrass, milfoil, other  
☐ other types of vegetation

Not applicable.

- b. What kind and amount of vegetation will be removed or altered?**

None.

- c. List threatened or endangered species known to be on or near the site.**

Not applicable.

- d. Proposed landscaping, use of native plants, other measures to preserve or enhance vegetation on the site, if any:**

None proposed.

**5. Animals**

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**

birds: hawk, heron, eagle, songbirds, other: \_



**mammals: deer, bear, elk, beaver, other:**

**fish: bass, salmon, trout, herring, shellfish, other:**

Not applicable.

- b. List any threatened or endangered species known to be on or near the site.**

Not applicable.

- c. Is the site part of a migration route? If so, explain.**

Not applicable.

- d. Proposed measures to preserve or enhance wildlife, if any:**

None proposed.

**6. Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Not applicable.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

Not applicable.

**7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or waste, that could occur as a result of this proposal? If so, describe.**

No.

- 1) Describe special emergency services that might be required.**

None.

- 2) **Proposed measures to reduce or control environmental health hazards, if any:**

None proposed.

**b. Noise**

- 1) **What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?**

Not applicable.

- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Not applicable.

- 3) **Proposed measures to reduce or control noise impacts, if any:**

None proposed.

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?**

Not applicable.

- b. Has the site been used for agriculture? If so, describe.**

Not applicable.

- c. Describe any structures on the site.**

Not applicable.

- d. Will any structures be demolished? If so, what?**

No.

- e. What is the current zoning classification of the site?**

Not applicable.

- f. What is the current comprehensive plan designation of the site?**

Not applicable.

- g. If applicable, what is the current shoreline master program designation of the site?**

Not applicable.

- h. Has any part of the site been classified as an environmentally sensitive area? If so, specify.**

Not applicable.

- i. Approximately how many people would reside or work in the completed project?**

Not applicable.

- j. Approximately how many people would the completed project displace?**

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any:**

None proposed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

None proposed.

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Not applicable.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

Not applicable.

- c. Proposed measures to reduce or control housing impacts, if any:**

None proposed.

**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Not applicable.

- b. What views in the immediate vicinity would be altered or obstructed?

Not applicable.

- c. Proposed measures to reduce aesthetic impacts, if any:

None proposed.

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

Not applicable.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None proposed.

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Not applicable.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed.

**13. Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Not applicable.

- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

Not applicable.

- c. **Proposed measures to reduce or control impacts, if any:**

None proposed.

**14. Transportation**

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

Not applicable.

- b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

Not applicable.

- c. **How many parking spaces would the completed project have? How many would the project eliminate?**

Not applicable.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe. (indicate whether public or private).**

Not applicable.

- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Not applicable.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Not applicable.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

None proposed.

**15. Public Services**

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

Not applicable.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None proposed.

**16. Utilities**

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

Not applicable.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Not applicable.

**C. SIGNATURE:**

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Signature: \_\_\_\_\_

Mark Troxel  
Department of Planning and Development

Date Submitted: July 14, 2005

**D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering the questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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Several aspects of the proposed changes (summarized in A.11 above) are interpreted to have no potential to generate significant adverse environmental impacts, and some may in fact generate positive long-term impacts on the environment. Aspects of the proposal consistent with this conclusion include the amendment of the Rainier Beach Residential Urban Village Boundary to include the transit station and inclusion of text changes addressing litter and graffiti.

The potential impacts associated with other aspects of the proposal are discussed below, to the extent that impacts can be identified.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

**Water Resources**

The proposed changes would result in no direct impacts related to water resources.

**Air Quality**

The proposed changes would result in no direct impacts related to air quality.

**Noise**

The proposed changes are not likely to result in direct impacts related to noise.

**Production, Storage or Release of Toxic or Hazardous Substances**

The proposed changes would result in no direct impacts related to toxic or hazardous substances.

**Proposed measures to avoid or reduce such increases are:**

Additional project-specific environmental analyses and threshold determinations in the future.

2. **How would the proposal be likely to affect plants, animals, fish or marine life?**

**Plants**

The proposed changes would result in no direct impacts related to plant life.

**Animals and Fisheries**

The proposed changes would result in no direct impacts related to animals or fisheries.

**Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

Additional project-specific environmental analyses and threshold determinations in the future.

**3. How would the proposal be likely to deplete energy or natural resources?**

The proposed changes would result in no direct impacts related to energy or natural resources.

**Proposed measures to protect or conserve energy and natural resources are:**

None proposed.

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened, or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The proposed changes would result in no direct impacts on environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection.

**Proposed measures to protect such resources or to avoid or reduce impacts are:**

Additional project-specific environmental analyses and threshold determinations in the future.

**5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land and shoreline uses incompatible with existing plans?**

The proposed South Wallingford Neighborhood Plan Elements express the continuing visions and desires of the community with regard to maintaining the marine industrial zoning, preserving the water-dependent uses and working waterfront character of the Wallingford portion of the Lake Washington Ship Canal shoreline, and providing opportunities for public access to the shoreline.

Adding areas just west of Martin Luther King Jr. Way to the Rainier Beach Residential Urban Village will make future upzones of that land more likely to occur. Those future rezones will be considered independently of these Comprehensive Plan amendments and will be subject to environmental review.

The remaining proposed changes would result in no direct impacts related to land or shoreline use. For any future actions related to these proposed changes, City staff would analyze project-specific land use impact implications at a later date, and require mitigation measures for any identified significant adverse impacts.

**Proposed measures to avoid or reduce shoreline and land use impacts are:**



Additional project-specific environmental analyses and threshold determinations in the future for some of the actions listed above.

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

**Transportation**

Adding areas just west of Martin Luther King Jr. Way to the Rainier Beach Residential Urban Village will enable more efficient use of the land surrounding the Henderson Street Sound Transit station, enabling more riders to arrive at the station without relying on single-occupant vehicles. While the additional residences may result in more automobile trips per day overall, achieving greater density in close proximity to both the rail station and the Chief Sealth Trail will result in accommodating growth with a lower proportion of low-occupancy automobile trips. Future rezones and related projects will be considered independently of these Comprehensive Plan amendments and will be subject to environmental review and possible mitigation.

**Public Services and Utilities**

The proposed changes would result in no direct impacts related to public services and utilities.

**Proposed measures to reduce or respond to such demands are:**

Additional project-specific environmental analyses and threshold determinations in the future for some of the actions listed above.

**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

It is believed that the proposal will not result in conflicts with local, state, or federal laws or requirements for protection of the environment.